

The applicant requests a change in zoning from MU-A AH (Low-Intensity Mixed-Use Airport Hazard Overlay District) to C-1B AH (General Business Airport Hazard Overlay District).

Surrounding Zoning and Land Use:

North	Across Weltner Rd: C-3 and APD	Residential and Commercial Properties
South	C-3, Avery Park PD, APD	Residential Neighborhood
East	APD and Avery Park PD	Single-Family Residences
West	Across SH 46: C-3	Undeveloped Land

ISSUE:

The submittal indicates that the proposed zoning change is intended to allow for development under the C-1B General Business District which allows for a broad range of office and retail uses. C-1B would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Proactively provides a regulatory framework that remains business and resident friendly.

Future Land Use Plan: The subject property is located within the Freiheit and Dunlap Sub-Areas, along a Transitional Mixed-Use Corridor, and near multiple Future Civic and Market Centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval based on the property's strategic location at the intersection of an existing Principal Arterial and proposed Parkway, its position along a Transitional Mixed-Use Corridor, its compatibility with surrounding land uses and zoning districts, and its alignment with the city's future land use plan. The recommendation underscores the potential positive impact of the zoning change on the balanced and sustainable growth of the area.

The Planning Commission held a public hearing on December 5, 2023, and unanimously recommended approval (7-0-0).

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 34 properties within 200 feet of the request. To date, the city has received responses representing 4% in opposition.

Resource Links:

- Chapter 144, Sec. 3.4-10 (MU-A) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=CHOR_144_3.4-10)
- Chapter 144, Sec. 3.4-13 (C-1B) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=CHOR_144_3.4-13)
- Chapter 144, Sec. 144-5.20 (Airport Hazard Overlay) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=CHOR_144_144-5.20)